



THE HAMLET

SANDY BROW



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Nestled within the glorious Cheshire countryside, and with rich equestrian heritage, The Hamlet at Sandy Brow is an exclusive development close to the highly sought-after village of Tarporley.

Each home within The Hamlet at Sandy Brow is unique, and all are meticulously designed to offer the best of both worlds, a harmonious blend of beautiful aesthetics with luxurious modern comforts, providing the epitome of Cheshire countryside living.

Boasting innovative design, remarkable energy efficiency and many benefitting from a ten-year insurance warranty, this is a rare opportunity to be a part of something truly special.



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Purpose built as stables in the Edwardian era, and home to Derby winners. Every home within this development has been thoughtfully designed to honour the rich history of the setting.



With exteriors of either red brick or bright, white cladding, along with red roof tiles and handsome front doors, every home boasts timeless Cheshire appeal. Classic white post rails add a touch of elegance, paying homage to the architectural heritage and enhancing the countryside living aesthetic.

Other notable features include reclaimed beams, charming weathervanes and rooftop ventilators, each crowned with a decorative finial, that add to the appeal of The Hamlet, whilst celebrating the history.

Red brick garages and large gravel driveways amongst landscaped lawns complete the picturesque picture, evoking images of what once was, whilst promising the exciting future ahead: beautiful homes in a unique setting where memories are just waiting to be made.

OUTSTANDING CRAFTSMANSHIP

The Hamlet at Sandy Brow is a collection of two and three-bedroom homes, ensuring there is something for everyone within this exclusive development.

Each home is uniquely designed, but they all share the same features that set them apart. Every home is crafted to maximise natural light, with high ceilings that amplify the sense of space, and all are finished to the highest of standards.

Handsome red doors offer an inviting welcome, opening to wide and bright entrance points. Step inside where the quality of craftsmanship, combined with the timeless design, makes for an immediate impression.

With neutral décor throughout and a combination of cosily carpeted rooms and sleek wooden flooring, it's apparent that attention to detail on every aspect of these homes has been carefully considered.

Scattered spotlights illuminate the areas, along with large windows and skylights, creating light-filled spaces ready to enjoy.

Each home boasts large, heavy oak internal doors that lead into these light-filled rooms with lofty ceilings, and with a variety of hand-crafted staircase designs, layout, and flow, each home offers an exceptional living experience.





A FEAST FOR THE EYES

The heart of the home, and often the most sociable area, is the kitchen, and these homes have everything you need for creating culinary delights as well as providing the opportunity for effortless entertaining.

Quartz worktops offer ample space for food preparation, above and below the wooden painted cabinetry that lines the walls. Timeless in design, and with brilliant craftsmanship, store all food items and kitchen essentials in the array of units.

The Samsung induction hob, featured in every home, is ready to whip up family feasts, dinner parties or casual meals.





LIGHT-FILLED LIVING

Be it the dining area, lounge, snug or bedroom, each room has optimised the use of light at every opportunity. A collection of large picture windows, patio doors and skylights are thoughtfully placed to create light-filled rooms. Combined with the high ceilings, bright white walls and scattered spotlights, every space within each home is inviting, flexible and adaptable.



REST & REFRESH

The bathrooms to these homes uphold the same high standards seen throughout The Hamlet at Sandy Brow, featuring a combination of elegant bathroom furniture and fixtures. Each bathroom is designed with modern amenities and meticulous attention to detail, ensuring a serene and sophisticated space.

With each home featuring between two and three bedrooms, all of which boast light and space, along with neutral décor and high ceilings, a restful and inviting ambiance is sure to be found. Discover en-suites to the principal bedrooms and enjoy views of the hamlet from the windows.

ENERGY EFFICIENT

Designed to be sustainable, energy efficiency within each home is paramount. Boasting an impressive EPC rating of B, each of the new build homes features an air source heat pump and solar panels, ensuring substantial savings.

Eco-friendly and cost-effective, every home is designed to minimise any environmental impact, whilst providing stunning living spaces.





CONNECTED COMMUNITY

Perfectly positioned to foster an enriching environment and community, The Hamlet at Sandy Brow has been expertly designed to provide spaces for both social connection and peaceful solitude.



With either a designated parking spaces or garage and garden, arriving and departing from The Hamlet is seamless, and there is always plenty of space for visiting friends or family.

Safe and secure, the connecting landscaped grounds are maintained and cared for by the management company, ensuring the beautiful and picturesque setting is constant and hassle free.

Pull on your hiking boots and wander through the hamlet to the private woodland, available only to residents, where you can stroll amongst the trees, and let canine companions enjoy the space.

With the opportunity to get involved in an allotment, let your green fingers work wonders and grow fresh produce, flowers and herbs alongside your neighbours.

COUNTRYSIDE LIFESTYLE

With an abundance of walks on the doorstep, the location of The Hamlet at Sandy Brow is an outdoor enthusiast's dream. Head over to Delamere Forest, where the many hikes and trails through the woodland provide excellent hiking and cycle paths.

Make the short walk to The Hollies Farm Shop to pick up some delicious treats and local produce, or hop in the car to explore the charming village of Tarporley with the many independent boutiques and eateries there.

With Chester only a 20 minute car ride away, take a trip to the historic city to wander the cobbled streets and visit Chester Cathedral, or why not take the family out for a day at Chester Zoo?

Enjoy a delicious meal at one of the three gastro pubs that are all within a 20 minute walk, or pack up a picnic and take it to the woodland on your doorstep. Commuting is a breeze with Delamere train station just a 6 minute drive away that links to all major lines, and Manchester and Liverpool airports both reached within 30 minutes.

Families are well served with The Queen's School and The King's School in Chester, The Grange and Bishops Herber High School, as well as Tarporley High School and primary school.

In such a prime setting, wrapped up in delightful rural scenes and offering space, light and versatility, The Hamlet at Sandy Brow is just waiting to make your dream home a reality.



- 2 bed (one up one down)
- 2 bath
- 1519 sq ft
- Garden

EAGLES REST SANDY BROW

Approximate Gross Internal Area = 153.0 sq m / 1647 sq ft

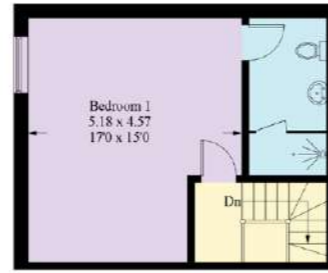
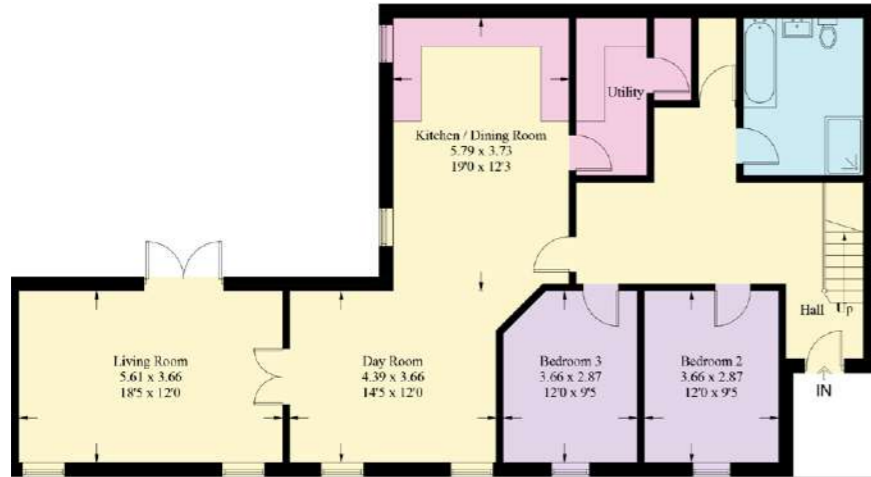


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CAPTAINS MEWS SANDY BROW

Approximate Gross Internal Area = 105.2 sq m / 1133 sq ft



- 2 bed
- 1 bath
- 1133 sq ft
- Garden
- Garage

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GRIMCRACK LODGE SANDY BROW

Approximate Gross Internal Area = 154.7 sq m / 1665 sq ft



- 2 bed (one up one down)
- 2 bath
- 1519 sq ft
- Garden
- Garage

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PIANO MEWS SANDY BROW

Approximate Gross Internal Area = 146.9 sq m / 1582 sq ft



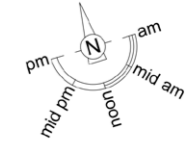
- 3 bed
- 2 bath
- 1582 sq ft
- Garden
- Garage

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Approximate Gross Internal Area = 98.3 sq m / 1058 sq ft

PACEY'S MEWS
SANDY BROW



First Floor



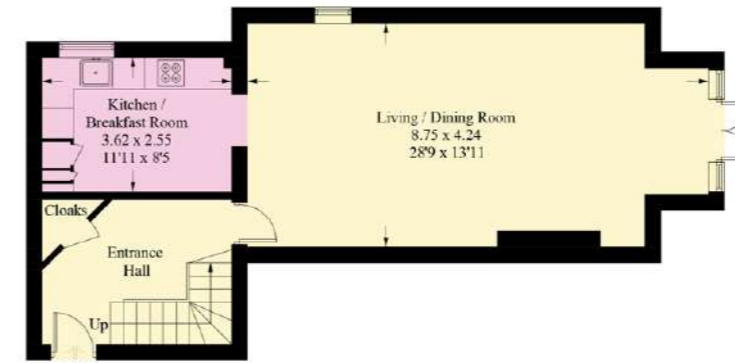
Ground Floor

- 2 bed
- 2 bath
- 1058 sq ft
- Garage

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Approximate Gross Internal Area = 111.2 sq m / 1197 sq ft

SEWELLS MEWS
SANDY BROW



Ground Floor



First Floor

- 2 bed
- 1197 sq ft
- Garage

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BLACKSMITH'S COTTAGE

SANDY BROW

Approximate Gross Internal Area = 129.6 sq m / 1395 sq ft



- 3 bed
- 2 bath
- 1434 sq ft
- Garden
- Garage

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FINER DETAILS

- Air Source Heat Pump
- Solar Panels
- Samsung induction hobs
- Quartz worktops
- Wooden painted units
- Solid oak doors
- High ceilings



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WHAT3WORDS: [roosters.notice.opinion](https://www.what3words.com/roosters.notice.opinion)

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SCAN ME TO
BOOK A VIEWING